007.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,200 / 974,200
					USE VALUE:	974,200 / 974,200
					ASSESSED:	974,200 / 974,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95	-97	LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REARDON ANNA-MARIE--ETAL
Owner 2:	REARDON GERALD R
Owner 3:	
Street 1:	97 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,219 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 3773 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6219.000	531,000	6,500	436,700	974,200
Total Card	0.143	531,000	6,500	436,700	974,200
Total Parcel	0.143	531,000	6,500	436,700	974,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.20 | /Parcel: 258.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 6754

GIS Ref

GIS Ref

Insp Date 03/01/18

!726!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	531,100	6500	6,219.	436,700	974,300	974,300	Year End Roll	12/18/2019
2019	104	FV	408,500	6600	6,219.	464,000	879,100	879,100	Year End Roll	1/3/2019
2018	104	FV	408,500	6600	6,219.	338,500	753,600	753,600	Year End Roll	12/20/2017
2017	104	FV	383,800	6600	6,219.	294,800	685,200	685,200	Year End Roll	1/3/2017
2016	104	FV	383,800	6600	6,219.	251,100	641,500	641,500	Year End	1/4/2016
2015	104	FV	343,300	6600	6,219.	245,700	595,600	595,600	Year End Roll	12/11/2014
2014	104	FV	343,300	6600	6,219.	202,000	551,900	551,900	Year End Roll	12/16/2013
2013	104	FV	356,700	6600	6,219.	192,200	555,500	555,500		12/13/2012

PRINT

Date	Time
12/10/20	16:27:21

LAST REV

Date	Time
06/05/18	10:52:40
danam	
726	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20452-54		3/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	6754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2018	348	Porch	21,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Meas/Inspect	372	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6219		Sq. Ft.	Site		0	80.	0.88	1			Med. Tr	-10					436,731						436,700	

Total AC/HA: 0.14277 | Total SF/SM: 6219 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 436,731 | Spl Credit | Total: 436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04355323
Const Adj.:	0.98980200
Adj $ / SQ:	175.595
Other Features:	149500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	769609
Depreciation:	238579
Depreciated Total:	531030

COMMENTS

bsmt sink 3rd bath in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	1

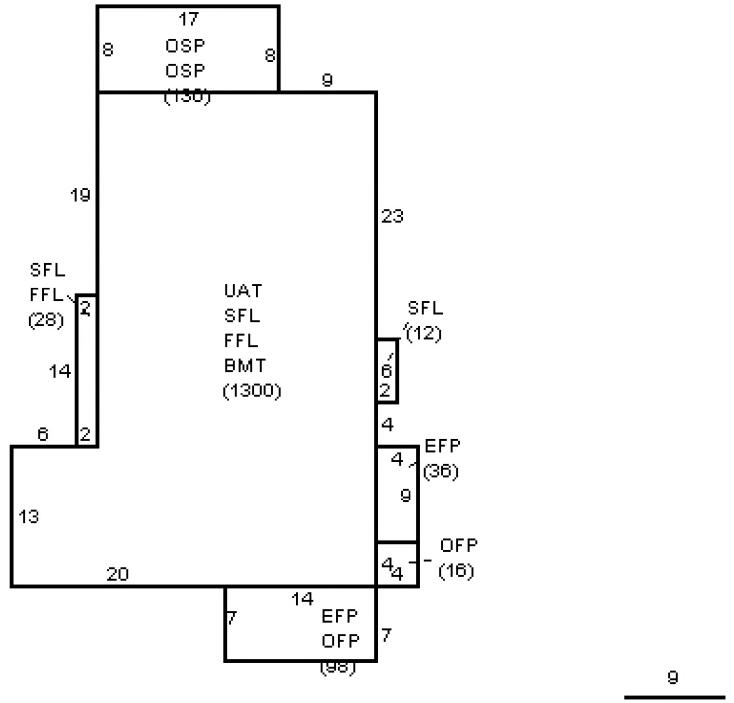
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.59
Special Features:	0	Val/Su Net:	110.33
Final Total:	531000	Val/Su SzAd	199.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,340	175.590	235,297
FFL	First Floor	1,328	175.590	233,190
BMT	Basement	1,300	73.220	95,190
UAT	Upper Attic	325	122.920	39,948
OSP	Screen Porch	272	24.570	6,683
EFP	Enclos Porch	134	47.060	6,306
OFP	Open Porch	114	30.660	3,495
	Net Sketched Area:	4,813	Total:	620,109
Size Ad	2668	Gross Are	5788	FinArea 3773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100
22	Wood Deck	D	Y	1	12X12	A	AV	1990	12.94	T	23.2	104			1,400			1,400

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500